

Approved

***City of York Planning Commission
July 7, 2021
Minutes***

Members present:

Chairperson Wendy
Duda

Matt Hickey

Maria Duncan

Charles Brewer

Ron Parrish

Arthur Lowry

Francine Mills

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator
Blackston

City Manager Duncan

(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the May 24, 2021 meeting.

Upon a Motion by Ron Parrish, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

For the second item of business, Chairperson Duda opened the floor for comments from the public on agenda items.

Numerous people spoke regarding the upcoming Spring Lakes project near Springlake Country Club. Public concerns expressed included excessive housing density, incompatibility of the project with surrounding community, lots were too small, etc. Public comments were received regarding the beneficial aspects of the project including the need for higher-end development, smaller lots for low maintenance, etc.

The third item of business was the consideration of a preliminary plat submittal for the Asbury Ridge project at the intersection of Black Highway and Alexander Love Highway.

Planning Director Breakfield indicated the following regarding the application:

1. Previously, the Board of Zoning Appeals approved a conceptual site plan for this project. Based on the conceptual site plan approval, the applicant has prepared

and submitted the provided preliminary plat and construction drawings for the project.

2. City staff has reviewed and found the subject drawings substantially compliant with the approved conceptual drawings with the exception of the following:
 - All requirements of the York Fire and Utilities Departments must be met.
 - Pertinent written approvals from SCDOT and SCDHEC must be obtained and submitted to the City.
 - The actual improvements for the open space and amenity areas shall be determined by the Planning Commission (PC) during the review of the preliminary plat/construction documents. This information included community mailbox center (and coordination of street lighting and parking spaces), gazebo, tot lot, landscaping/buffering, timing of installation of amenities, trail signage, etc.

After discussion and upon a Motion by Charles Brewer, seconded by Arthur Lowry, the Commission unanimously conditionally approved the preliminary plat for the project based on the following issues being addressed to the satisfaction of City staff:

- All requirements of the York Fire and Utilities Departments must be met.
- Pertinent written approvals from SCDOT and SCDHEC must be obtained and submitted to the City.
- The applicant will submit a site plan showing the proposed amenities for review by City staff prior to installation.
- The applicant shall install all amenities before a certificate of occupancy is issued for any property in the project.

The fourth item of business was consideration of a preliminary plat submittal for the East Liberty Townhomes project near the intersection of East Liberty Street and McFarland Road.

1. Previously, the Board of Zoning Appeals approved a conceptual site plan for this project. Based on the conceptual site plan approval, the applicant has prepared and submitted the provided preliminary plat and construction drawings for the project.
2. City staff has reviewed and found the subject drawings substantially compliant with the approved conceptual drawings with the exception of the following:
 - The recently-submitted requirements from the York Fire Department must be addressed.
 - Pertinent written approvals from SCDOT and SCDHEC must be obtained and submitted to the City.
 - The actual improvements for the open space and amenity areas shall be determined during the review of the preliminary plat/ construction documents. This issue will need to be discussed by the PC.

After discussion and upon a Motion by Matt Hickey, seconded by Arthur Lowry, the Commission unanimously conditionally approved the preliminary plat for the project based on the following issues being addressed to the satisfaction of City staff:

- All requirements of the York Fire Department must be met.
- Pertinent written approvals from SCDOT and SCDHEC must be obtained and submitted to the City.
- The applicant will submit a site plan showing the proposed amenities for review by City staff prior to installation.
- The applicant shall install all amenities before a certificate of occupancy is issued for any property in the project.

The fifth and sixth items of business pertained to the discussion of rezoning and special exception/conceptual site plan applications for the proposed Spring Lakes project near Springlake Country Club off of Springlake Road and Blessed Hope Road. It was noted that:

1. The City had received an application to rezone the specified properties from R15- Restricted Residential/ R7-Residential to R5- Multifamily Residential. The provided rezoning application encompassed approximately +/- 63.51 acres over 3 properties referenced by tax map #'s 0702301004, 0702301005 & 0702301007.
2. In a R5 – Multifamily Residential Zoning District, single family dwelling subdivisions are allowed only by special exception approval. We received the provided special exception application and conceptual site plan for a 153 lot, single family dwelling subdivision to be located as referenced above. As with any special exception application, the PC must review the application and then render a recommendation to the Board of Zoning Appeals (BZA). The BZA must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.
3. Any recommendation for approval of the special exception application and conceptual site plan must be contingent on York City Council ultimately approving the requested R5 – Multifamily Residential zoning designation for the property.
4. This project was discussed informally at the May 24th PC meeting.
5. In reviewing the rezoning application, the PC must be mindful that, among other things, the City's Comprehensive Plan must be used in the evaluation process.
6. City staff reviewed the special exception application and conceptual site plan for the project and provided written comments regarding the project to the applicant. The comments from City staff and the written response from the applicant were provided in the meeting packet for review and consideration.

7. As the application is reviewed, the following factors must be addressed in the decision-making process:

- The proposed design and location of the particular development._
- The possible traffic-generating characteristics of the proposed development._
- The effects of the proposed development on the present or intended character of the area in which it is proposed for location._
- The availability of public utilities, facilities and services.

During a lengthy discussion of the applications, the PC made the following comments:

1. The comprehensive plan requires that the City provide for a wide range of quality housing projects that are available to all income levels, increase homeownership rate and housing values and provide an overall site design that is harmonious and provides a variety of building types, facades and open spaces. The City has approved a significant number of residential units in the \$250,000-\$325,000 price range over the last year or so.

Based on the noted objective from the comprehensive plan and the project's proximity to the adjacent golf course and community, the proposed project presented an excellent opportunity to be a "step up" in project caliber. The PC appreciated the applicant's stated desire to have an average home price of approximately \$400,000 for this project but desired information as to how this price level would be achieved for the overall project; in particular, the PC requested that the applicant provide more details that would differentiate this project from other recently-approved projects in the City.

2. The following design attributes were mentioned as potential ways to differentiate the project:

- Diversified lot sizes, house sizes and styles, street frontages, etc. (consider a 2,200 square feet minimum heated area requirement).
- Diversified roofing materials.
- Split up 2 car garage doors into 2 single bay garage doors with varying hardware and windows.
- Increased minimum heated area, roof pitch, etc. requirements.
- Enhanced and diversified architectural requirements including the increased usage of masonry materials on the exterior house facades (minimum 50% of the front façade was discussed by the PC).
- Provide more diverse variety of garage orientations/ layouts including side- and rear-load varieties spread throughout the project.
- Minimum covered porch area.
- In general, smaller, higher-quality homes would be considered by the PC.
- Explore the provision of more extensive landscaping/buffer areas along the property lines shared with the adjacent existing houses.

- The golf course/community and the housing development should enjoy a mutually beneficial relationship to ensure long-term viability of the golf course/community and the proposed development. Examine potential methods of creating and fostering this relationship. Potential options for the rear yards facing the golf course included:
 - Minimum masonry material requirements for rear house facades.
 - More diversified exterior architectural features for the rear house facades.
 - Standard high-quality fencing (black aluminum?), tree species/pattern, paved walking trail, etc. in the open space along the golf course adjacent to the rear yards.
 - Eliminate privacy fencing.
- Explore providing other amenities such as a waterfront amenity as well as quality access to the amenity in the area near lots 118 through 122.
- Some of the proposed amenities are listed as optional. Verify that proposed amenities (including pool, clubhouse, etc.) will be required for the project.
- Review the minimum perimeter buffer along the property lines.
- Does the project include any wetlands or special flood hazard areas?
- Finalize discussion of proposed gated emergency access between lots 135 and 136. The access is required due to the number a proposed lots/ dead end length on the street that otherwise does not have an street outlet. The PC and BZA must determine whether a permanent emergency access is allowable and appropriate in the situation. Provide information regarding the driving surface, gate specifications, etc.

By affirmation, the Commission requested that the applicant review the above-referenced comments and provide a revised drawing for review at an upcoming Commission meeting.

The Commission also discussed the following:

1. The need to properly manage City growth. Among other things, per the comprehensive plan, the City should conduct a housing study to determine the number and type of housing units needed in the City for the foreseeable future.
2. An upcoming impact fee study for City services.
3. The need to provide training regarding the comprehensive plan for members of the Planning Commission and Board of Zoning Appeals.

There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 7/7/2021
Seth Duncan, City Manager